

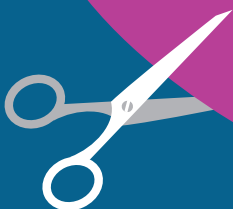
October 19, 2022

**GRAND**  
*Opening*



**DOORWAYS**

HOPE LIVES HERE





## Order of Program

### Master of Ceremonies

Gene Pulliam

DOORWAYS Board of Directors Chairperson

### Invocation

Rev. Wes Mullins

Senior Pastor, Metropolitan Community Church

The Honorable Tishaura Jones  
Mayor of the City of St. Louis

Congresswoman Cori Bush  
1st Congressional District

State Senator Steven Roberts  
District 5

Representative LaKeySha Bosley  
District 79

Alderman Brandon Bosley  
Ward 3

Dr. Matifadza Hlatshwayo Davis  
Director of Health – City of St. Louis

John Beatty and Mary Schoolman  
Beyond Tonight Capital Campaign Co-Chairs

Opal M. Jones  
DOORWAYS President and CEO

### Ribbon Cutting

### Tours and Reception

## Board of Directors

We are very grateful to the many dedicated board members who faithfully serve **DOORWAYS**, guiding the agency to assure effective, efficient, compassionate, and respectful services for our clients. Thank you to all past, present, and future board members!

### **Board Chair**

Gene Pulliam

### **First Vice Chair**

Steven Scott

### **Second Vice Chair**

Kim Bouldin-Jones

### **Secretary**

Keith Thompson

### **Treasurer**

Jonah Houts

### **Immediate Past Chair**

Ed Giganti

### **Members**

William Benion	Rev. Wes Mullins
Michael Brave	Otha Myles, M.D.
Mike Daniels	David Noble
ThuVan T. Dinh, DPH	Christopher Nolan
Rev. Thomas French, SM	Rick Pennell, M.D.
Rev. Shug Goodlow	Andrew Shaughnessy
Rabbi Elizabeth Hersh	Rev. Kathleen Wilder
Colin Keller	Ericca Willis
Eric Madkins	

## DOORWAYS Capital Campaign Leadership

### **Honorary Co-Chairs**

Tom and Carol Voss

### **Campaign Co-Chairs**

John Beatty  
Mary Schoolman

### **Campaign Cabinet**

Rev. Thomas French, SM  
Ed Giganti  
Ron Jagels  
Jim Kemp  
Diane Gershman Levine  
Jay Moore M.D.  
Rev. Jeff Moore, M.Div., Ph.D.  
Tony Potts  
Keith Thompson

### **Development Consultant**

Rise Community Development

### **Architect**

Trivers

### **Builder**

BSI Constructors

### **Fundraising Counsel**

Wendy Dyer Fund Development Consultants

## DOORWAYS Capital Campaign

**DOORWAYS** was founded with a mission to provide safe and affordable housing coupled with an array of supportive services delivered compassionately to people affected by HIV. Our goal is to assure our clients have access to the resources they need to maintain stable Housing, find renewed Health, and build Hope for a brighter future for themselves and their families.

Thank you to everyone who shared and supported this inspired dream to design and build a place where people who are affected by HIV can live, heal and begin their journey to achieving their best life. With endless gratitude to you, our generous and visionary donors, who helped propel this project to a successful finish and another victory in the fight to end HIV.

**Campaign Dates:** 2017-2022

**Total Campaign Revenue:** \$40,000,000

### **\$1M and up**

Anonymous  
J. E. and L. E. Mabee Foundation  
Missouri Foundation for Health  
Missouri Housing Development Commission  
St. Louis Affordable Housing Commission  
St. Louis Community Development Administration  
St. Louis Development Corporation  
U.S. Department of Housing & Urban Development

### **\$500,000-\$999,999**

Federal Home Loan Bank of Des Moines  
Richard Frimel and Gary Werths

### **\$100,000-499,999**

The Foundation for Barnes-Jewish Hospital  
The Dana Brown Charitable Trust  
Centene Charitable Foundation  
Evelyn and Lou Cohen  
Emerson Charitable Trust  
Enterprise Holdings Foundation  
G.F. Holdings, in memory of Joseph Giudici  
James H. Hinrichs, M.D. and Mary Lou Blackhurst-Hinrichs  
Jonah Houts  
William A. Kerr Foundation  
Diane Gershman Levine  
St. Louis Mental Health Board  
Mary and Steven Schoolman  
Trio Foundation of St. Louis  
Vivent Health  
Tom and Carol Voss

### **\$50,000-99,000**

Marilyn and John Beatty  
BJC HealthCare  
Terry Crow  
Craig Albrecht and Jennifer Ehlen-Albrecht  
Ed Giganti

### **\$50,000-99,000 continued**

Jay Joern, D.D.S.  
Sarah and Jay Moore, M.D.  
Melanie and Ben Schmickle  
Keith Thompson and Don Foster  
Paul A. Williams, M.D. and Rudi J. Bertrand  
Herbert A. and Adrian W. Woods Foundation, Bank  
of America, N.A., Trustee

### **\$20,000 - \$49,999**

Ameren Corporation Charitable Trust  
Sigmond and Marie P. Baer Charitable Trust  
Michael Brave  
Cardinals Care  
The Honorable Rosemary Denson and Susan Kohl,  
Ph.D.  
Bob Eigenrauch  
Edward Jones  
Kelly and Mark Hewlett  
Carole and David Hunt  
Ron Jagels and Timothy Bahr  
Opal M. Jones  
Karen Kalish  
Mark R. Kalk and Mark C. Lammert  
Daniel O'Brien  
Dr. Richard and Christine Pennell  
Gene Pulliam and David Clare  
Steven M. Scott  
Tim and Julie Stern

John Forti and John Sweet

Phillip G. Zinser, M.D.

### **\$5,000 - \$19,999**

Berra Family Charitable Foundation  
Gayle A. Birdsong Memorial Fund  
Mr. and Mrs. Andrew J. Condie  
Dyer Family  
Alan Easton  
David Echele  
Steve and Kathy Eiser  
Steven Goldberg and JD Brooks  
Barry M. Hollander, Esq.  
Rev. Mark Kozielec and Charles J. Doyle III  
Thomas D. Kraatz  
Sandra and Bruce Meadows  
Marjorie L. Melton and Michael C. Smith  
Justin and Angela Meyer  
Rev. Dr. Jeff and Susan Moore  
Gary M. Mudd and Robert K. Massie  
Brooke and Anne Myers  
Sue and Tony Potts  
Keith Price  
Patrice Pye, Ph.D.  
Dale and Robert Schreiber  
Ray Simon and Mel Pashea  
Morton Singer, M.D. and Mark Schaefering  
Jim Kemp and Michael Slawin

### **\$5,000 - \$19,999 continued**

Staenberg Family Foundation, a supporting  
foundation of Jewish Federation of St. Louis

Tim Stanfield and Steven Bott

Linda and Pete Werner

Rev. Kathleen Wilder

### **\$1,000- \$4,999**

Dianna and Julius Joe Adorjan

Mary Beth Anderson

Susan E. Block and Frieda Smith

Buff Buffkin and Donn Kleinschmidt, M.D.

Jim and Karen Carpentier

Central Bank of St. Louis

Anthony and Leslie Corey

Jerry Dickneite and Chris Brockmeier

Kevin and Joan Finder

Rick G'Sell

Chuck Gulas, Ph.D. and Gilbert Smith

Patrick Hendershot

Gary and Marianne Hutti

Patti Kelley

Judith Mange

Sharon and Jack Marbarger M.D.

Raymond Martin

The Reverend Elizabeth McGregor Simmons and  
Gary Simmons

Rob Ogden and Gary Bell

Our Lady of the Pillar Church

Pat and Don Plumley

John Ricroft

Donald and Elizabeth Roberts

Kathleen Robinson and Sandy Magurany

The Reverend Carl Scheble

Guy Slay and Bob Puricelli

Toni and Charlotte Smith

Ross Stroh

Jim Timmerberg

William Wibbing

Alan and Susan Witte

### **Up to \$999**

Laura Benson

Gary D. Bogener

Kim Bouldin-Jones and Mike Reardon

Jess Cox

Nicole Davis

Chris and Mary Fava

Mark E. Foster

Franciscan Sisters of Mary

Loura M. Gilbert

Christine Hannigan

Elaine Huck

Emily M. Hutchinson

Amber and Keith Johansen

Veronica Johnson

Tiffany Kent

Towanda Kent

## Up to \$999 continued

Carol Lawrence  
Connie Lohr  
Brenda Malone  
Kelley Marchbanks  
Art McCoy  
Kim R. Mosby  
Michael Mullins  
Tony Prince  
Peggy Rasp  
Jillian R. Richardson  
Nathan Rynders  
The Reverend King Schoenfeld and Deanna Schoenfeld  
Paulyn Snyder  
Marcia A. Spurgeon  
Rosaland Strayhorn  
Mary Lee Timmerberg  
Maurice Tracy  
Chad and Jennifer Vanlandingham  
Constance Warner  
Allison S. White  
Wendy Williams  
Steve D. Wilson  
Bryan A. Young

## Housewarming Host Campaign

In June, **DOORWAYS** launched its Housewarming Host campaign with a goal to raise \$50,000 to help furnish the 50 new units of housing on the Jefferson Avenue Campus. While each of the units are fully furnished, they still needed the 'soft furnishings' that make a house a home, including: sheets, blankets, pillows, towels, dishware, flatware, cookware, trash cans, and shower curtains. Housewarming Hosts donated a minimum of \$1,000 each.

Thank you to the generous donors listed below who helped us surpass our goal and help create a home.

Mary Beth Anderson  
John Brase  
Alan M. Easton  
Bob Eigenrauch  
The Reverend Dr. Richard Ellerbrake  
Friends In Deed  
Ed Giganti  
Barbara and George Giudici  
James H. Hinrichs, M.D.  
Paul Huber  
Marianne and Gary Hutti  
Ron Jagels and Tim Bahr  
William A. Kerr Foundation  
Kathy Leonard  
Michael F. McRoy  
Gary Mudd and Robert K. Massie, D.D.S.  
Daniel O'Brien  
Richard Poeling, Rob Rebman and Leo Chirco  
Melanie and Ben Schmickle  
Mary Schoolman  
John H.K. Sweet, M.D. and John Forti  
The Gathering - Central Corridor Men's Group

## Kehinde Wiley “*Rumors of War*”

DOORWAYS is thrilled to announce that a major work of sculpture by Kehinde Wiley, one of the nation's leading artists, will be sited on our new Campus. The impressive work, titled *Rumors of War*, will make our new campus on the North Side of St. Louis a landmark in public art and social consciousness.

The work is a generous installation from the **St. Louis-based Gateway Foundation**.

Wiley has been well recognized for his large-scale portrait paintings, which feature African American men and women wearing contemporary dress in poses based on well-known images of historical Western artworks — most often royals and generals. He garnered even more renown for painting the official Presidential portrait of President Barack Obama, which now hangs in the National Gallery of Art in Washington, D.C.

*Rumors of War* reimagines traditional heroic equestrian sculptures. It features a man on a horse, with pose and posture modeled after the statue of Confederate Gen. J.E.B. Stuart that until recently stood on Monument Avenue in Richmond, VA. There are, however, several significant differences: the man on this horse is Black, wears a hoodie, jeans and high-top sneakers, and has his hair in dreadlocks. Wiley's work is meant as a direct response to Confederate monuments by reimagining a new hero and protagonist.

*Rumors of War* will be sited at the entrance plaza just outside the new headquarters building. The bronze sculpture, which will be placed on a stone pedestal, measures 53 inches high x 64 inches wide x 24 inches deep.

It is one of nine smaller versions, or “editions,” of a larger sculpture that Wiley made for placement in Richmond.

We encourage you to visit this outstanding work of art on the Southeast corner of our campus. Thanks again to the Gateway Foundation for their generosity and support.





# DOORWAYS Jefferson Avenue Campus



With growing depth and breadth of need among clients, many were unable to access services due to the scattered-site approach to service delivery.

Provider offices are scattered throughout the City. Clients had to navigate public transportation, child care, weather, and more to get services. Many are too ill or without hope to conquer these hurdles. They remain untreated and new cases of HIV continue. HIV.gov also noted that the number of people achieving undetectable status was stagnating. Something had to change, but we were out of space!

## Our Response

DOORWAYS engaged in a two-year exploration with expert consultants and representatives from all stakeholder groups to determine the extent of need and the agency's capacity for expansion.

This research resulted in the 2018 launch of the first capital campaign in agency history. "Beyond Tonight" would build a \$40 million campus. A pioneering model of care, the new campus uses housing as the mechanism to deliver 360 degrees of comprehensive services, removing access and navigation barriers and creating a network of support:

- **Housing Services:** Comprehensive flexible housing/emergency housing, assistive housing, and permanent housing options, plus we prevent homelessness through subsidies for those in their own housing.
- **Empowerment Programs:** Food assistance, counseling, employment support, 1:1 care coordination, pharmacy services, and self-development programming.
- **Resource Access:** DOORWAYS is partnering with other agencies to bring their services to the new campus to assure ease of access for clients.

We plan to be an anchor in the area, serving as an invested neighbor offering access to resources through a retail space on the north end of the building, and a meeting space that can be used for community screenings, health fairs, job fairs, etc. We also will create a social atmosphere to allow our clients to have a source of community interaction, free of stigma and fear.

## Jefferson Avenue Campus: Phase One



**DOORWAYS** assembled a three-acre tract of land in the North St. Louis Jeff-Vander-Lou neighborhood as the site of the new Jefferson Avenue Campus. The site is located on a highly traveled corridor with multiple public transportation access points.

The 35,000 sq. ft. multi-story wing on the left provides 50 units of flexible housing for up to 112 people per night in one- and two-bedroom units with private bathrooms and kitchenette, community laundry, recreation space and play areas for children.

The 20,000 sq. ft. building running along Jefferson Avenue includes a client services and programming facility (left) and administrative space (right) with numerous private rooms for client intake services, a community room with a kitchen, a classroom, a board room, and administrative offices.

In these buildings, **DOORWAYS** and numerous

community partners will be able to offer on-site services, such as behavioral health counseling with 24/7 crisis intervention, a Provisions Pantry for emergency food supplies, employment assistance, medical case management through AIDS Serving Organizations in the Ryan White system of care, and self-development classes in the multi-media classrooms.

## Jefferson Avenue Campus: Phase Two

After Phase One is completed, Phase Two constructs a 20,000 sq. ft. permanent housing building in the back-right corner of the campus. Elliott Place—expected to open in 2024—will add 39 units of permanent housing to replace an aging existing building judged unsuitable for rehab.







# DOORWAYS

HOPE LIVES HERE

## Our Mission

Founded in 1988, **DOORWAYS** is an interfaith non-profit organization, which provides housing and related supportive services to improve quality of life and health outcomes for people affected by HIV/AIDS.

## What We Do

Through an equity lens and without discrimination, **DOORWAYS** serves a widely diverse population at the intersection of poverty, homelessness, and illness from HIV. We support them on their journey to a more self-directed life, removing disenfranchisement, inequality, and isolation through housing programs and 360-degrees of empowerment support that provide the stabilization needed to successfully manage an HIV medical regimen. Advances in medications can now render the virus undetectable, which means untransmissible. Stopping the spread of HIV means the end of HIV for future generations!



## The Beginning

In the 1980s, people diagnosed with the frightening new disease called HIV/AIDS were abandoned by families, shunned by society, and reduced to poverty. Many died desperate, alone, and homeless. In 1988, faith leaders from the Catholic Church; a Jewish synagogue; the United Church of Christ; and the Episcopal, Lutheran, Methodist, and Presbyterian Church communities united with area civic leaders to form DOORWAYS to offer compassionate hospice care, allowing those with AIDS to die with dignity. As medications evolved, DOORWAYS responded by shifting its focus from caring for the dying to rebuilding lives for the living.

## A New Face of HIV



As HIV became treatable, people with stable housing, healthcare, finances, education, and community support (the Social Determinants of Health—SDOH) were able to manage the illness, living a near-normal life. For people living a legacy of poverty, their SDOH environments have collapsed, allowing the face of HIV to shift to an invisible population: the poor and homeless, a

vulnerable and disenfranchised community ignored by society.

## Growing Client Needs

Over the years, staff witnessed worsening client conditions, arriving with mental health battles and substance use challenges thanks to the opioid epidemic. We needed to expand capacity but were out of space. As new cases of HIV continued rising each year, and numbers of people achieving undetectable status was stagnating, something had to change.

## Our Response



After years of research and analysis with multitudes of experts and consultants, **DOORWAYS** was ready to expand to meet growing need. In 2018, the agency launched a \$40M expansion project to construct the

new Jefferson Avenue Campus. Opened in 2022, it combined housing with extensive ONSITE services to remove access and navigation barriers.

**DOORWAYS** continues as the only agency in the region dedicated to providing housing to individuals living with HIV and their family members.

## Housing Programs

### **Cooper House**

Offering 24/7 assistance for those unable to live independently.

### **Comprehensive Flexible Housing/Emergency Housing**

For those in housing crisis, we offer 30/60 day emergency housing as well as longer term comprehensive flexible housing.

### **Jumpstart Program**

Often single-parent households, Jumpstart houses families in crisis with young children, jumping them from homelessness to permanent housing.

### **Residential Program**

Seven housing complexes with 103 apartments including one-bedroom units for individuals and four-bedrooms units for families with children. Offers self-development programs and resources to fill gaps in the social determinants of health.

### **Own Home Subsidy Program**

For clients in their own accommodations in the St. Louis Metro area experiencing difficulty paying rents/utilities, **DOORWAYS** provides temporary financial assistance while the client stabilizes.

### **Outstate Subsidy Program**

Outstate provides rent/utility subsidies as well as limited emergency housing in rural parts of Missouri and Illinois.

## Empowerment Programs

### **1:1 Care Coordination**

Every client receives consistent support from a housing coordinator ready to support and encourage progress as well as link clients with needed resources.

### **Behavioral Health Counseling**

Since it is impossible to achieve stabilization when battling mental health and/or substance use challenges, counseling is vital to support advancing quality of life.

### **Employment Services**

For those able to work, we provide compassionate support and guidance to help them secure employment.

### **Self-Development Programming**

A legacy of poverty leads to gaps in education, employment, experiences, etc. Our self-development programs bring opportunities to clients and their family members.

### **Community Events**

Community provides a support network as well as an opportunity for belonging. We build community within **DOORWAYS** as well as the broader neighborhood.

### **Access To Resources**

Clients and family members are linked to key resources needed for stabilization as well as advancing life.



## Development Partners

ADVANTAGE  
CAPITAL



BuseyBANK®



Metropolitan  
St. Louis  
Sewer District



## Service Partners



SAINT LOUIS  
UNIVERSITY.



Psychological Services  
Center

Forbes 2022 AMERICA'S BEST BANKS

# BuseyBANK®

Business | Wealth Management | Personal

Building Business.  
Growing Wealth.  
Since 1868.

busey.com Member FDIC

Jefferson Avenue Campus Grand Opening



**DOORWAYS**

October 19, 2022

